



Date: July 14, 2009

To: Planning Board

From: Legislative Committee B

Subject: Minutes of Planning Committee Meeting

Planning Board Legislative Committee B (Albert Stout, Chair; Craig Neuhardt, Vice Chair; Bill Wagoner, Diane Young, Tommy Hairston, and Maggie Blackwell) met at 4 p.m., July 14, 2009, at 217 S. Main Street to discuss **sidewalks in industrial zoning districts**.

**The following people were in attendance:**

Planning Board: Craig Neuhardt, Vice Chair; Karen Alexander, Maggie Blackwell; Tommy Hairston; and Diane Young

Public: Richard Miller, Circle M Drive property owner

Staff: Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris, and David Phillips

Craig Neuhardt, Vice Chair, called the committee meeting to order.

City Council made a request for Planning Board to review sidewalk requirements on industrially zoned properties. Joe Morris gave background information; the committee met previously on May 12, 2009, to discuss the matter.

The Sidewalk Prioritization Plan was adopted in February 2007 by City Council and is a policy document. Mr. Mitchell reviewed this plan. A score sheet is part of the Sidewalk Prioritization Plan.

Preston Mitchell facilitated an exercise to demonstrate how ARC GIS software is used to score the Sidewalk Priority Index. This is not an existing condition survey. This is an objective method used for scoring pedestrian generators using a network of streets in the vicinity. The hotter the color is the higher the score. The question was raised, "At what score (color) should sidewalks be required?" Preston said he had not seen an area score over 70.

Maggie Blackwell noted that, "It's not what it is, it is where it is." Scoring disregards zoning, otherwise it could drive rezonings. For this reason, staff recommended applying this text amendment citywide, regardless of zoning district.

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The committee tried several scenarios to provide fairness to all. The committee wanted staff assurance that the developer knows when they are required to install sidewalks. Some developers may be lucky to be building in an area where a grant has provided sidewalks.

The 2009 cost for sidewalk installation is \$25 per linear feet.

After much discussion, Maggie Blackwell made a MOTION to allow anything scored in black an exemption—they pay nothing “in lieu” and do not have to install sidewalks in any zoning district. Red, orange, yellow scores are non-negotiable and are required to install sidewalks. Blue or green scores either build the sidewalks or receive a 50 percent discounted price “in lieu” to go toward an area installation where the need for sidewalks is greater. Purple scores build sidewalks or allowed payment in lieu at a 75 percent discount. Diane Young seconded the motion. All members voted AYE. (5-0) Diane also recommended preparing a text amendment requiring sidewalks for internal streets in residential development even if there is no public street.

Preston Mitchell will apply this recommendation to paper. The committee hopes this will be a fair and simple method.

Staff made a note that the HD Overlay needs updated to match the Land Development Ordinance.

The meeting adjourned at 6:36 p.m.